



CITY OF
HAYWARD
HEART OF THE BAY

**City Council
Public Hearing
May 6, 2014**

Final Tract Map 7737 and a Request to Amend Condition of
Approval No. 3c-5 (Stonebrae Country Club)

Planning Division
Development Services



@ Stonebrae Village E – Final Map

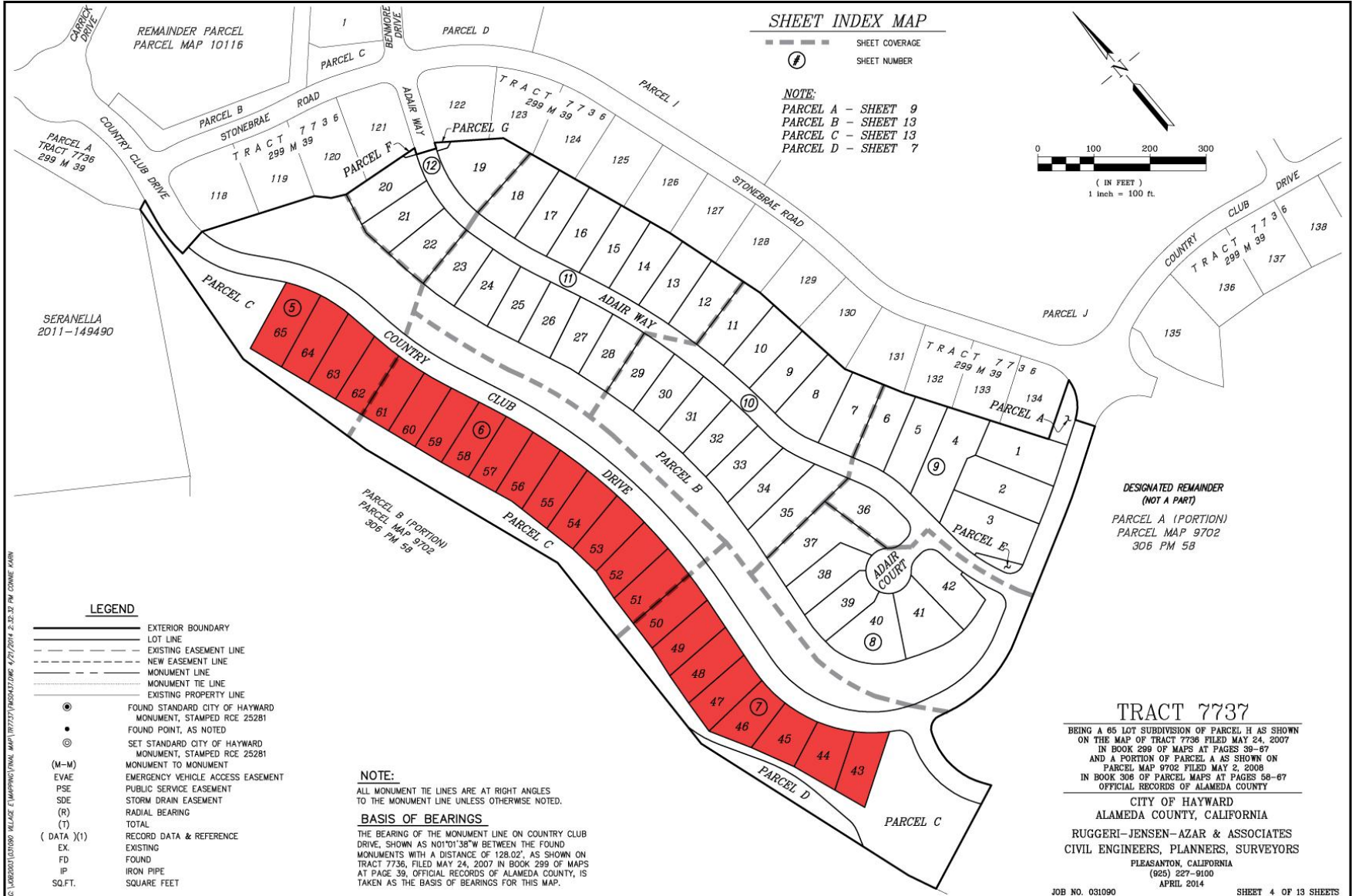
Project Background

- Original Project Approvals
- Villages A, B, E & D
- Conditions of Approval
- Amended in 2008, 2011 & 2013
- Development Agreement Amended in 2013



Stonebrae Village E – Final Map

Country Club Drive



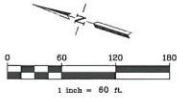
HAYWARD

Proposed Ridgeline Lots in Village E



Stonebrae Village E – Final Map

View Study



LOTS	GROSS AREA (SQ. FT.)
43	7,480
44	7,380
45	6,922
46	7,595
47	8,348
48	9,194
49	9,597
50	9,239
51	9,671
52	10,010
53	10,034
54	10,279
55	9,933
56	10,040
57	9,819
58	9,727
59	9,544
60	9,382
61	9,364
62	9,380
63	10,096
64	10,094
65	10,828
Open Space (Parcel D)	33,711
Total	246,274
Average, Per Lot (43-65 + Parcel D)	10,282
Open Space (Parcel A)	3,134
Open Space (Parcel B)	10,050
Open Space (Parcel C)	17,856
Open Space (Parcel E)	18,425
Open Space (Parcel F)	1,297
Open Space (Parcel G)	181

VILLAGE E VIEW LOTS STUDY
TRACT 7737 - STONEBRAE VILLAGE E
 CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4890 CHIMNEY DRIVE, SUITE 200 • PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-5200

HAYWARD

Aerial View of Village E



HAYWARD



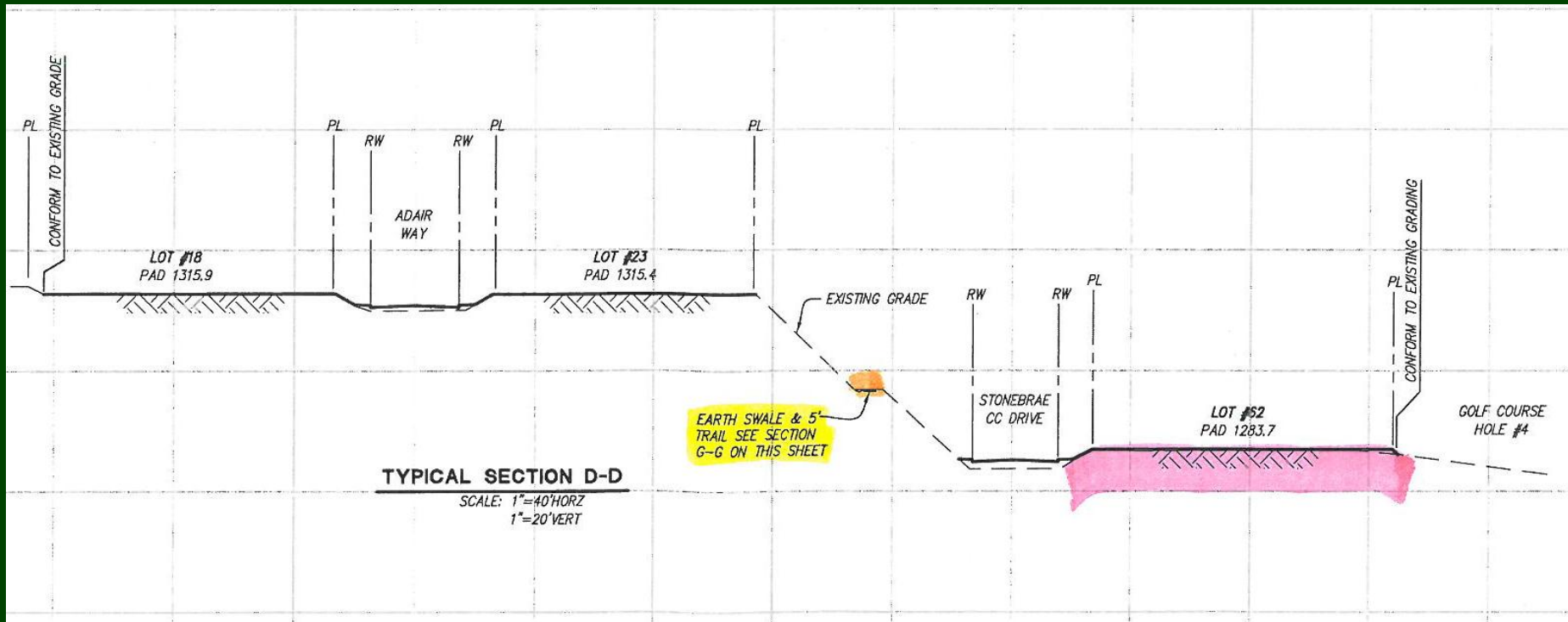
GRADING PLANS
TRACT 7737 - STONEBRAE VILLAGE E
GRADING PLAN
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA
FOR: STONEBRAE, L.P.

HAYWARD



GRADING PLANS
TRACT 7737 - STONEBRAE VILLAGE E
GRADING PLAN
CITY OF HAYWARD, ALAMEDA COUNTY, CALIFORNIA
FOR: STONEBRAE, L.P.

Stonebrae Village E – Final Map



Stonebrae Village E – Final Map

Reasons for the Suggested Change

- More *key* project open space created
- Off-site views improved
- Views from other parts of Stonebrae



Stonebrae Village E – Final Map

CEQA

- Supplemental Environmental Impact Report
- Addendum to SEIR
- No Substantial Change in Project.
- No additional environmental review required.



Stonebrae Village E – Final Map

Public Outreach

- Public Notice
- 300 foot notice to residents
- *Daily Review*
- Final Maps



Stonebrae Village E – Final Map

After Council Approval

- Final Map recorded
- Subdivision Agreement will be executed
- Improvements contained in Improvement Plans will commence



Stonebrae Village E – Final Map

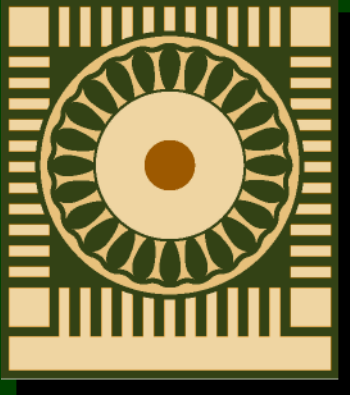


Stonebrae Village E – Final Map

Staff Recommendation

- Amend Condition of Approval 3c-5 requiring ridgeline lots be at least 10,000 square feet in size for Village E;
- Approve the Final Map for Tract 7737; and
- Authorize the City Manager to negotiate and execute a subdivision agreement in a form approved by the City Attorney.





CITY OF
HAYWARD
HEART OF THE BAY

**City Council
Public Hearing
May 6, 2014**

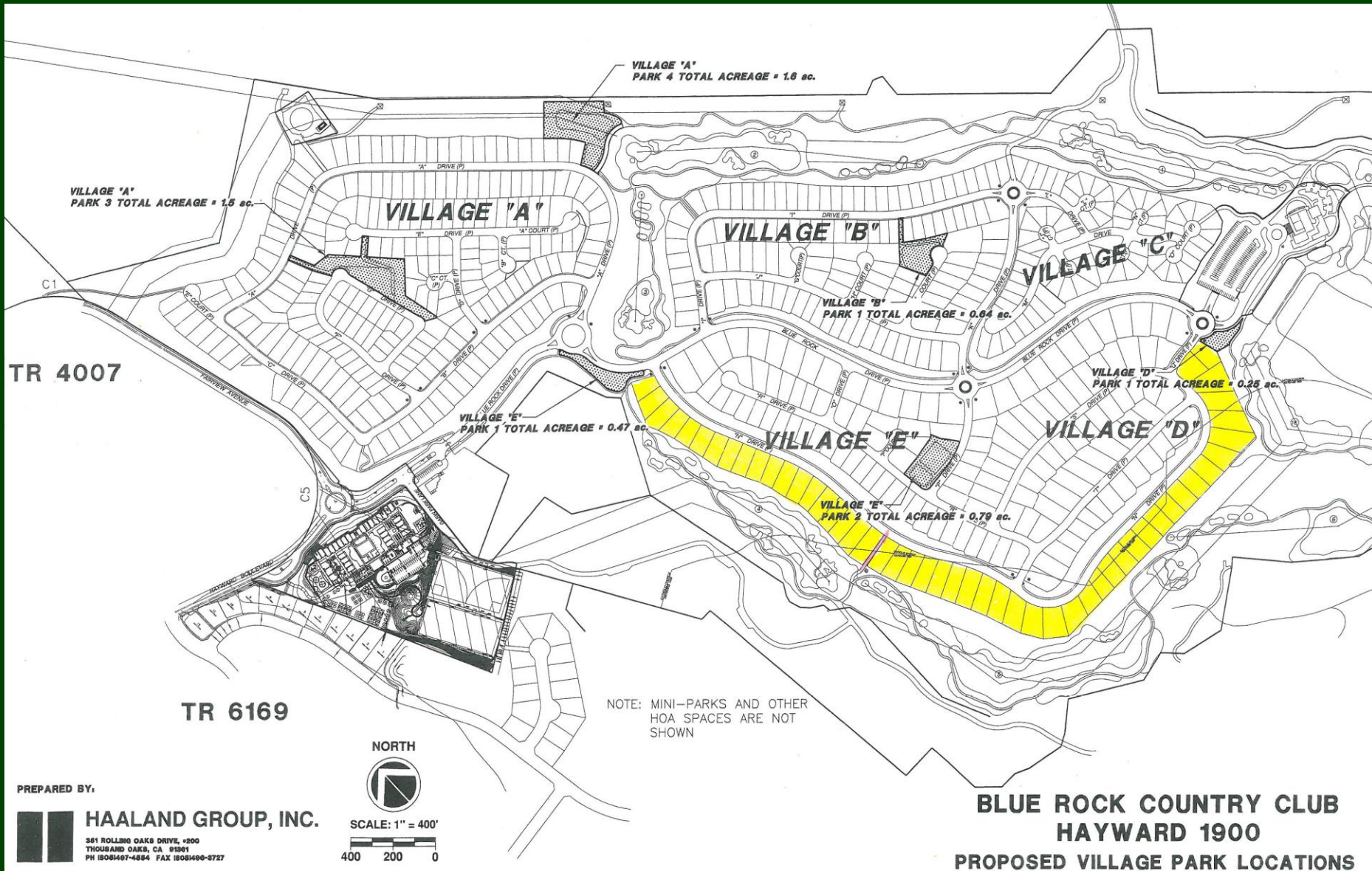
Final Tract Map 7737 and a Request to Amend Condition of
Approval No. 3c-5 (Stonebrae Country Club)

Planning Division
Development Services



Stonebrae Village E – Final Map

Country Club Drive



HAYWARD

Ridgeline Lots in Village E - Original Configuration

